326 615 6 Avenue SE

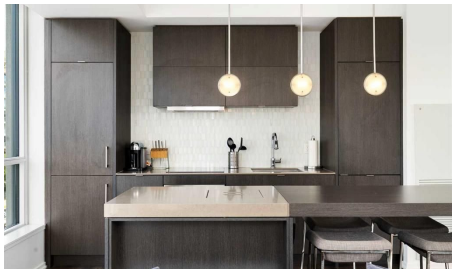
Calgary | Active | MLS® A2352045

$338,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2019**	**779 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Corner-unit privacy meets elevated urban living at Verve! Tucked away at the absolute end of a quiet 3rd-floor hallway with no shared side walls, this pristine end unit offers a level of sanctuary rarely found downtown. Maintained in flawless original-owner condition and never rented, this bright residence captures stunning views of the iconic National Music Centre and vibrant local public art through dramatic floor-to-ceiling windows.

The open-concept layout is designed for effortless entertaining, centred around a sleek gourmet kitchen complete with premium quartz countertops, a custom island with a unique integrated fruit tray, and high-end built-in appliances. The versatile, dedicated den creates the ideal home office, creative sanctuary, or private guest space. Relax in the bright primary bedroom equipped with custom California closet organizers, and enjoy year-round luxury with air conditioning, in-suite stacked laundry, and a private balcony featuring a natural gas BBQ line.

One of the most convenient and unique advantages of this unit's location is its proximity to a fourth elevator. This specific elevator grants you closer access to a quiet 2nd entry on 5th Street SE, while also serving as your daily, direct elevator down to your storage locker and extra-wide titled underground parking stall.

Verve’s resort-style amenities include a 6th-floor fitness center, party room, and outdoor courtyard with BBQs and ping-pong, plus a 25th-floor sky deck and boardroom featuring panoramic city views. Enjoy Good Earth Coffeehouse, a boutique liquor store, and a pizza shop right at your doorstep, with Superstore, Winners, community gardens, Bow River pathways, and St. Patrick's Island just steps away.

Turnkey appeal: Furniture is negotiable, making this an ideal fit for first-time buyers or executive investors alike!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352045
Bedrooms	1
Bathrooms	1
Year Built	2019
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	779 sq. ft.
Condo Fee:	$602.44
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Security, Sewer, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	25
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	4
Year built:	2019 (Age: 7)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1910157
Heating:	Fan Coil
New Constr.:	No

Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Insulated, Paved, Secured, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Verve
Community:	Downtown East Village
Amenities:	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Park, Party Room, Recreation Room, Roof Deck, Secured Parking, Storage, Visitor Parking
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Microwave, Washer/Dryer Stacked, Window Coverings
Inclusions:	1 Storage Key, 2 Building/Garage Fobs. *Furniture Negotiable*
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Bedroom - Primary · 11'10" × 9'6" ·
Main Floor	Kitchen · 12' × 9'11" ·
Main Floor	Living Room · 20'4" × 13'9" ·
Main Floor	Den · 16'10" × 6'5" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, Barbecue, BBQ gas line, Courtyard, Private Entrance, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/326-615-6-avenue-se-calgary-a2352045/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.